

**CITY OF ROCHESTER  
30 CHURCH STREET**

**CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 p.m.-6:30 p.m.  
CONFERENCE ROOM 208A  
PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A**

**JANUARY 11, 2010  
(Revised 01/06/10)**

**I. Meeting with Staff**

**II. Informational/Public Hearing**

**Case 1**  
**File Number:** L-001-09-10  
**Case Type:** Landmark Designation  
**Applicant:** Sherri Dukes  
**Address:** 271 Hamilton Street  
**Zoning District:** R-2 Medium Density Residential  
**Quadrant:** Southeast  
**Section of Code:** 120-193  
**Purpose:** To designate a single family dwelling and the property at 271 Hamilton Street as a local landmark; an action requiring Planning Commission approval.  
**SEQR:** Type II

**Case 2**  
**File Number:** E-040-09-10  
**Case Type:** Special Permit  
**Applicant:** Dwayne Ivery  
**Address:** 1509-1511 E. Main Street  
**Zoning District:** R-2 Medium Density Residential/O-O Overlay Office  
**Quadrant:** Southeast  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To establish a take-out restaurant with hours of operation Monday-Thursday 9am-11pm, Friday and Saturday 9:00 a.m. to 3:00 a.m. and Sunday 9:00 a.m. to 10:00 p.m., and a beauty salon with hours of operation from 7:00 a.m.-11:00 p.m. on the first floor of a vacant nonconforming structure, an action requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case 3**  
**File Number:** E-041-09-10  
**Case Type:** Special Permit  
**Applicant:** Duane Messerschmidt  
**Address:** 1322-1370 Lyell Avenue (Lyell/Mt. Read Plaza)  
**Zoning District:** C-2  
**Quadrant:** Northwest  
**Section of Code:** 120-43(K); 120-137  
**Purpose:** To add live entertainment to an existing bar/restaurant (Deweys) Wednesday-Saturday from 9:00 p.m. to 1:30 a.m. and on Sundays from Noon -10:00 p.m.; an action requiring City Planning Commission approval  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

# City Planning Commission Agenda

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**Case** 4  
**File Number:** E-042-09-10  
**Case Type:** Special Permit  
**Applicant:** Deverin Dillon  
**Address:** 171 Clifton Street  
**Zoning District:** R-1 Low Density Residential District  
**Quadrant:** Southwest  
**Section of Code:** 120-191B(4)(c)  
**Purpose:** To establish a grocery store with hours of operation from 6:00 a.m. to 11:00 p.m. on the first floor of a vacant nonconforming structure; an action requiring Planning Commission approval.

**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 5  
**File Number:** E-043-09-10  
**Case Type:** Special Permit  
**Applicant:** Kevin Wratni, Big Deal Pizzeria  
**Address:** 473-477 Monroe Avenue  
**Zoning District:** C-2 Community Center  
**Quadrant:** Southeast  
**Section of Code:** 120-43A  
**Purpose:** To extend the closing hours of operation at Big Deal Pizzeria from 2:00 a.m. to 4:00 a.m., and to review an alternative parking plan to meet the parking requirements associated with the legalization of a change of use from a take-out to a sit-down restaurant; actions requiring Planning Commission Approval.

**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 6  
**File Number:** E-044-09-10  
**Case Type:** Special Permit  
**Applicant:** Lisa Bunce, Park Avenue Pub  
**Address:** 644-658 Park Avenue  
**Zoning District:** C-2 Community Center  
**Quadrant:** Southeast  
**Section of Code:** 120-43(K); 120-137  
**Purpose:** To add live entertainment at Park Avenue Pub until 12:00 midnight, an action requiring Planning Commission approval.

**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission